

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Wallingford / 9

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 313

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$161,500	\$195,300	\$356,800	\$379,400	94.0%	12.73%
2003 Value	\$170,800	\$202,500	\$373,300	\$379,400	98.4%	11.65%
Change	+\$9,300	+\$7,200	+\$16,500		+4.4%	-1.08%
% Change	+5.8%	+3.7%	+4.6%		+4.7%	-8.48%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.08% and -8.48% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$162,100	\$193,200	\$355,300
2003 Value	\$171,500	\$200,000	\$371,500
Percent Change	+5.8%	+3.5%	+4.6%

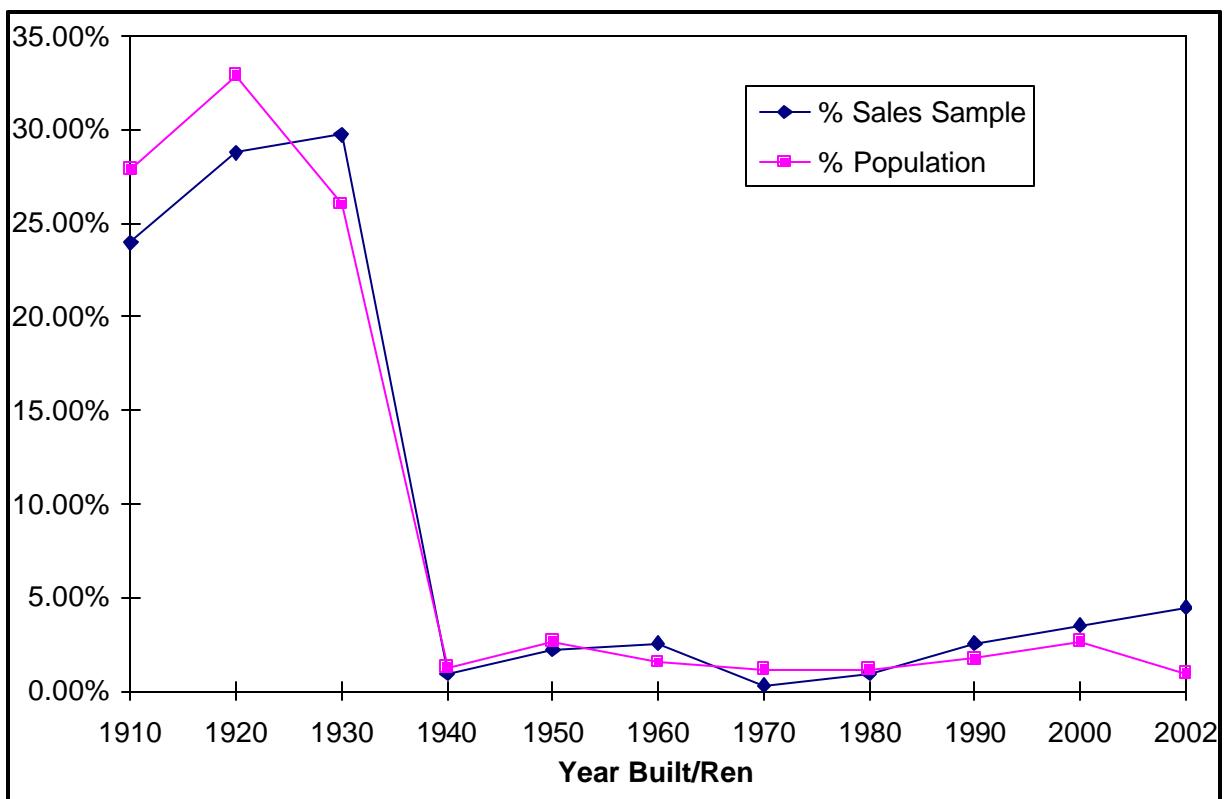
Number of one to three unit residences in the Population: 3,011

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in good condition were at a higher assessment level and the formula adjusts these upward less than others. Homes in very good condition, built or renovated from 1936-1979, or houses renovated after 1979 were at a higher assessment level and needed a downward adjustment. Houses located in sub area 8 or built/renovated from 1900-1909 were at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

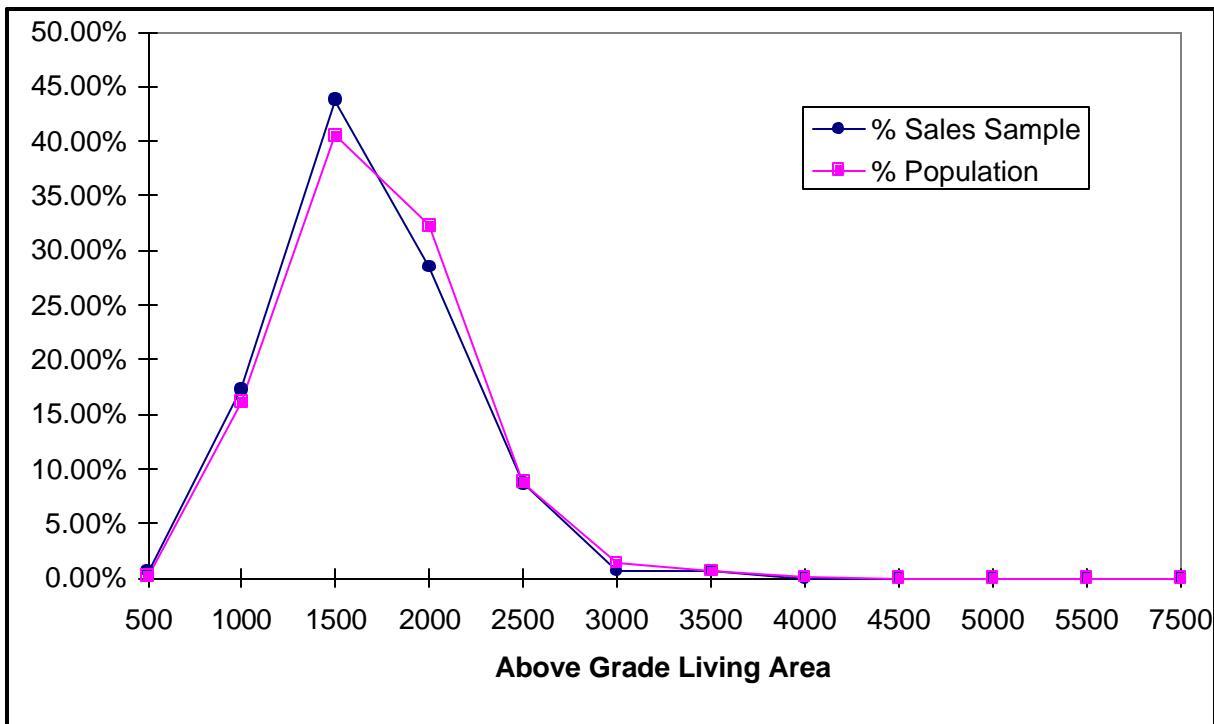
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	75	23.96%	1910	840	27.90%
1920	90	28.75%	1920	991	32.91%
1930	93	29.71%	1930	784	26.04%
1940	3	0.96%	1940	38	1.26%
1950	7	2.24%	1950	80	2.66%
1960	8	2.56%	1960	47	1.56%
1970	1	0.32%	1970	35	1.16%
1980	3	0.96%	1980	35	1.16%
1990	8	2.56%	1990	52	1.73%
2000	11	3.51%	2000	80	2.66%
2002	14	4.47%	2002	29	0.96%
	313			3011	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. For homes built/renovated prior to 2001 the sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

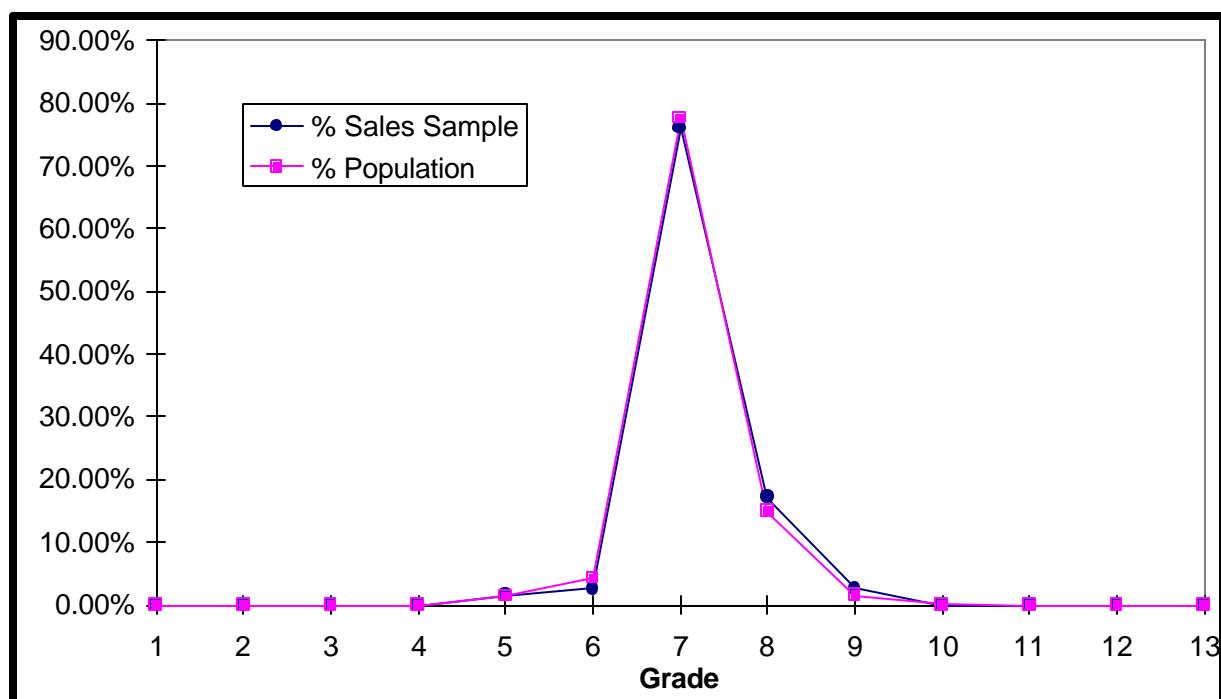
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.64%	500	6	0.20%
1000	54	17.25%	1000	485	16.11%
1500	137	43.77%	1500	1220	40.52%
2000	89	28.43%	2000	972	32.28%
2500	27	8.63%	2500	264	8.77%
3000	2	0.64%	3000	41	1.36%
3500	2	0.64%	3500	20	0.66%
4000	0	0.00%	4000	3	0.10%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	313			3011	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

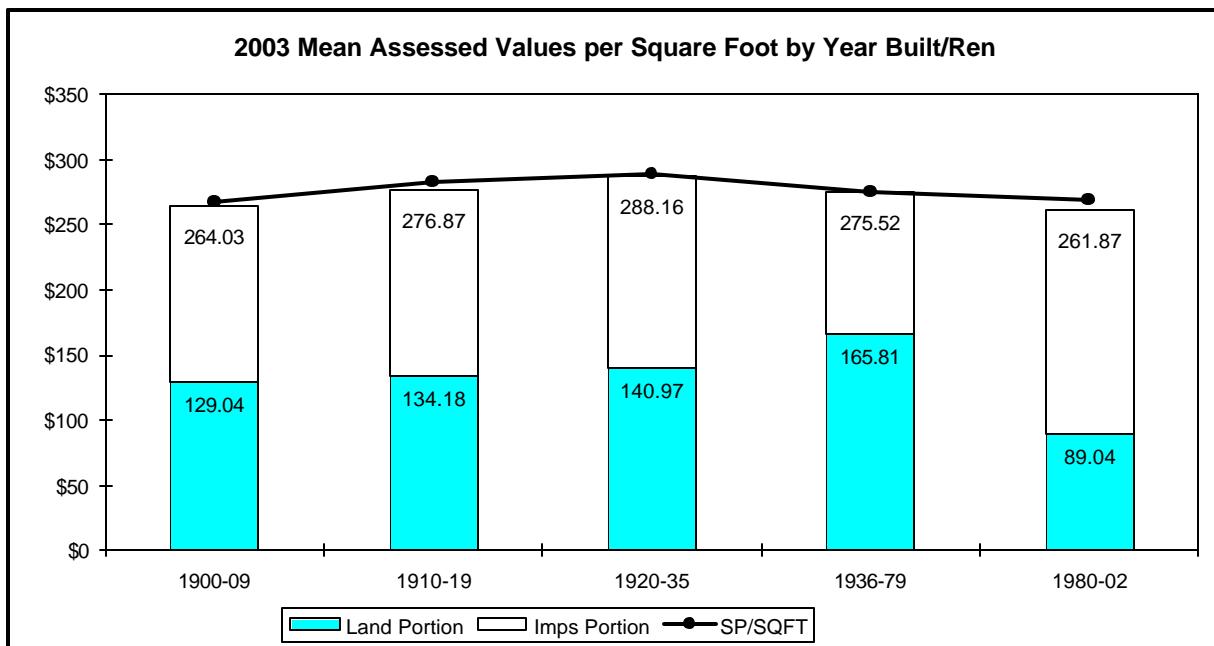
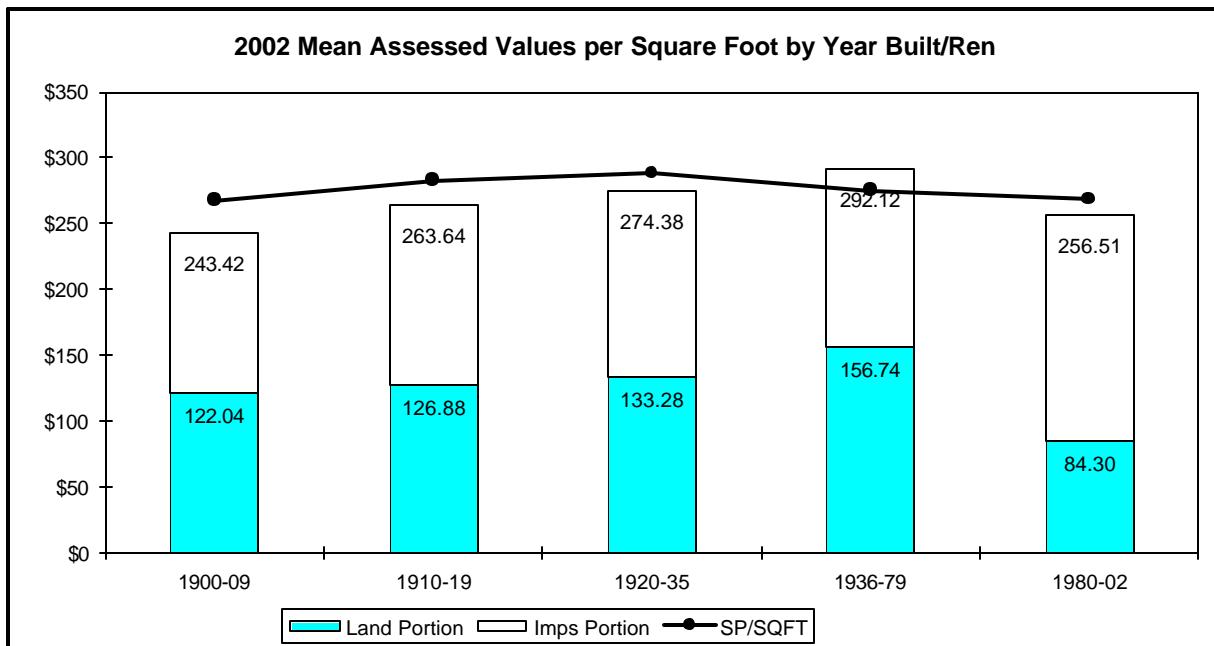
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	5	1.60%	5	44	1.46%
6	8	2.56%	6	130	4.32%
7	238	76.04%	7	2337	77.62%
8	54	17.25%	8	451	14.98%
9	8	2.56%	9	48	1.59%
10	0	0.00%	10	1	0.03%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
313			3011		



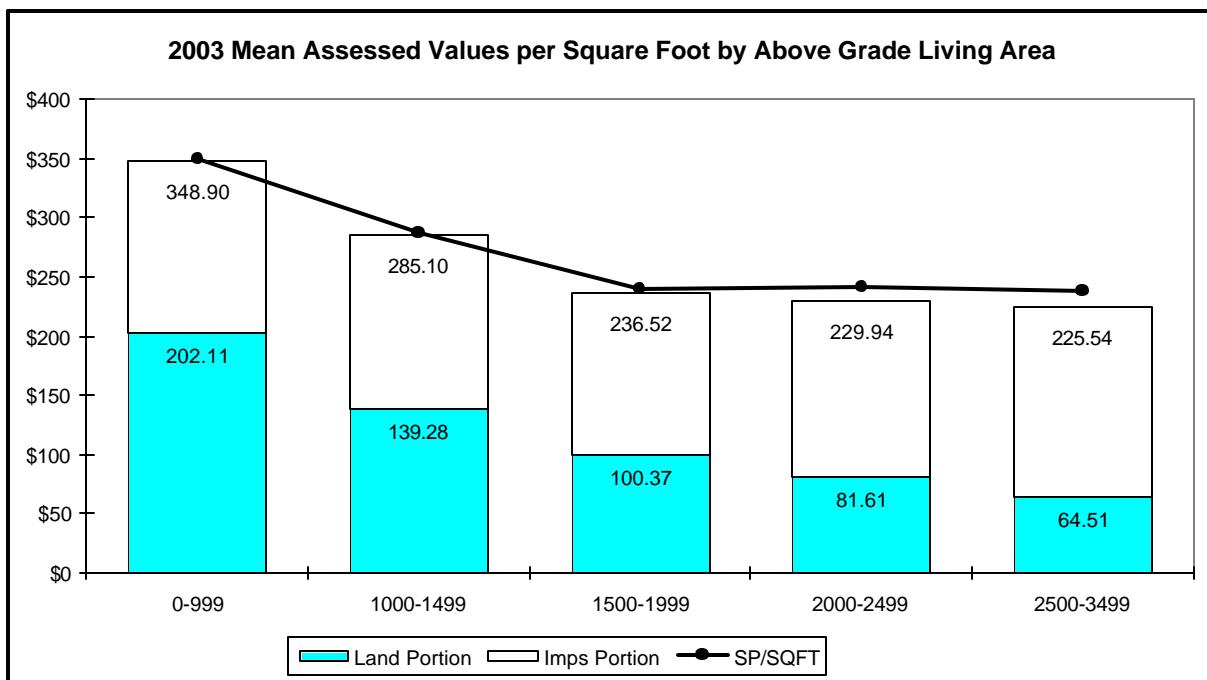
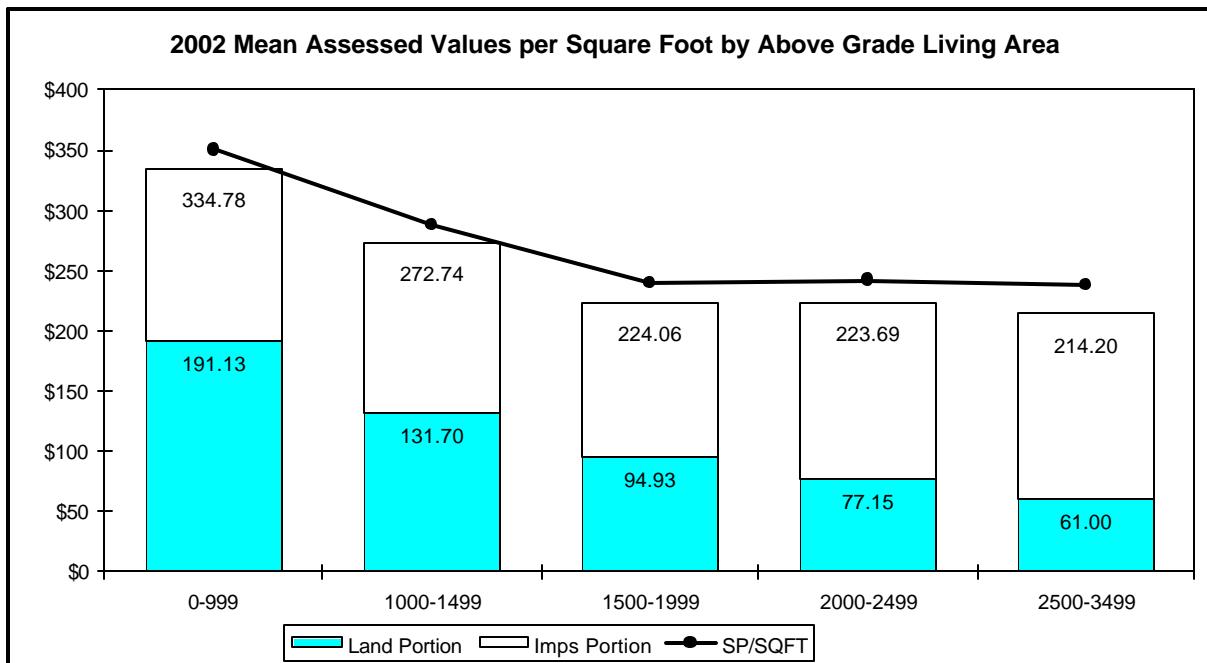
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



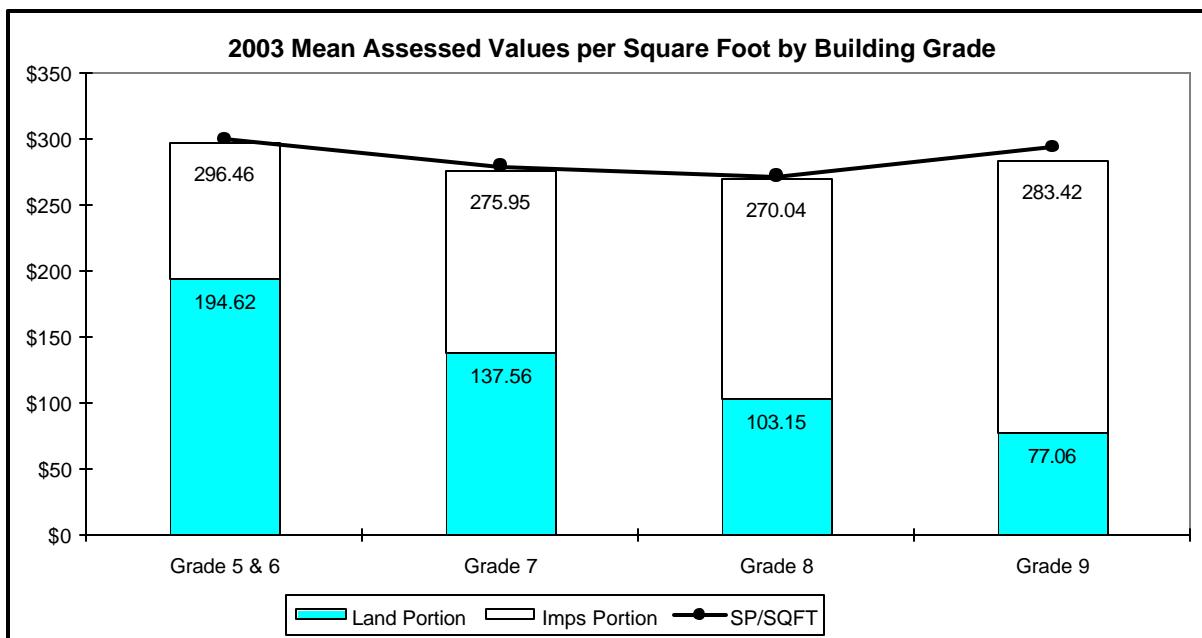
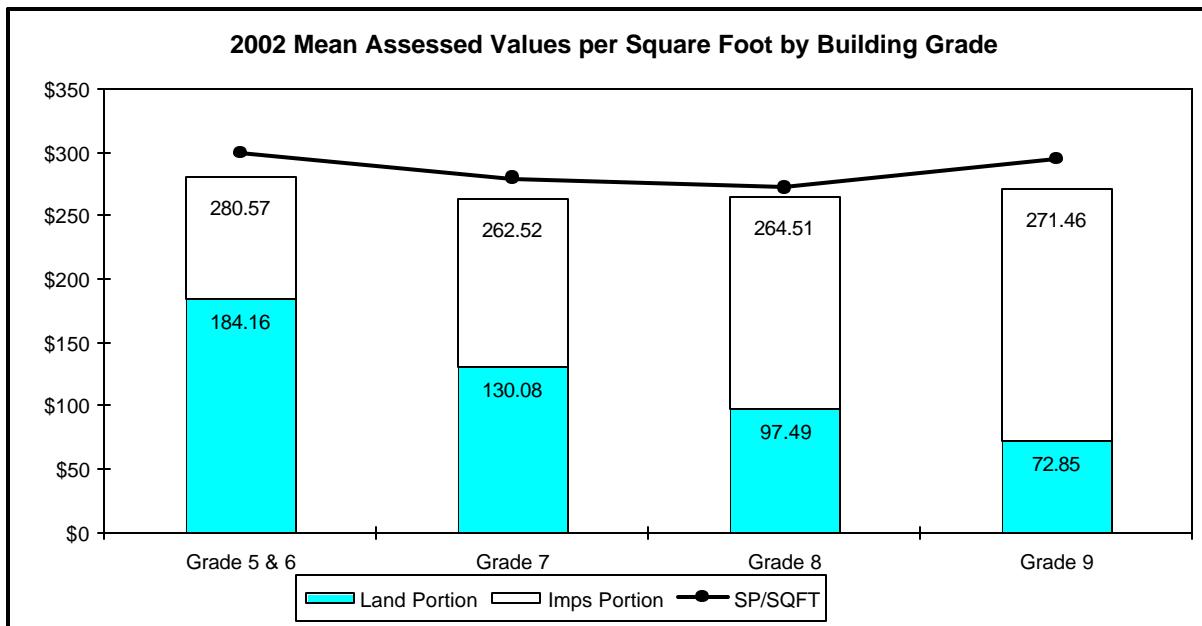
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to do an accurate analysis. Therefore, the land adjustment was derived from the overall adjustment to the improved sales sample. This resulted in an overall 5.8% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.063, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of multiple improvement parcels, poor condition homes, & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 313 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in good condition were at a higher assessment level and the formula adjusts these upward less than others. Homes in very good condition, built or renovated from 1936-1979, or houses renovated after 1979 were at a higher assessment level and needed a downward adjustment. Houses located in sub area 8 or built/renovated from 1900-1909 were at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$\begin{aligned} \text{2003 Total Value} = & \text{ 2002 Total Value} / (0.9402945 - 0.02979009 \text{ (if Sub Area=8)} - 0.03366033 \text{ (if Yr} \\ & \text{Built/Ren<1910)} + 0.1109004 \text{ (if 1935<Yr Built/Ren<1980)} + 0.141206 \text{ (if Yr Ren>1979)} + \\ & 0.05304001 \text{ (if Good Condition)} + 0.08691686 \text{ (if Very Good Condition)}) \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel: 2003 Total Value = 2002 Total Value * 1.046 (rounded down), then 2003 Imps Value = 2003 Total Value – 2003 Land Value
*If “accessory improvements only”: 2003 Total Value = 2002 Total Value * 1.046 (rounded down), then 2003 Imps Value = 2003 Total Value – 2003 Land Value
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value).

Mobile Home Update

There are no mobile homes in area 9.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 9 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.35%

Sub Area 8	Yes
% Adjustment	3.48%

Yr Built or Renovated 1900-1909	Yes
% Adjustment	3.95%

Yr Built or Renovated 1936-1979	Yes
% Adjustment	-11.22%

Yr Renovated 1980-2002	Yes
% Adjustment	-13.89%

Good Condition	Yes
% Adjustment	-5.68%

Very Good Condition	Yes
% Adjustment	-9.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in good condition and located in sub area 8 would *approximately* receive a 4.15% upward adjustment (6.35% - 5.68% + 3.48%).

16% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

There are 1,686 properties located in sub area 8. For this category there were 192 sales.

There are 708 homes built or renovated before 1910. For this category there were 67 sales.

There are 214 homes built or renovated from 1936 to 1979. For this category there were 21 sales.

There are 88 homes renovated after 1979. For this category there were 12 sales.

There are 1,040 homes in good condition. For this category there were 108 sales.

There are 234 homes in very good condition. For this category there were 25 sales.

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	5	0.879	0.944	7.3%	0.754	1.133
6	8	0.949	0.997	5.1%	0.907	1.087
7	238	0.937	0.985	5.2%	0.971	1.000
8	54	0.963	0.986	2.4%	0.954	1.017
9	8	0.909	0.953	4.9%	0.849	1.057
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1909	67	0.895	0.972	8.5%	0.938	1.005
1910-1919	92	0.932	0.977	4.9%	0.952	1.002
1920-1935	99	0.955	1.003	4.9%	0.982	1.024
1936-1979	21	1.049	0.992	-5.4%	0.940	1.045
1980-2002	34	0.950	0.970	2.1%	0.938	1.002
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	14	0.885	0.983	11.1%	0.918	1.049
Average	166	0.931	0.988	6.0%	0.970	1.005
Good	108	0.945	0.980	3.7%	0.956	1.003
Very Good	25	0.994	0.979	-1.5%	0.931	1.027
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	118	0.954	0.991	3.8%	0.971	1.011
1.5	124	0.928	0.983	5.9%	0.960	1.005
2	63	0.955	0.986	3.3%	0.960	1.013
2.5	3	0.758	0.822	8.4%	0.158	1.486
3	5	0.934	0.991	6.1%	0.939	1.043
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 999	54	0.957	0.998	4.3%	0.973	1.023
1,000 - 1,499	134	0.947	0.990	4.6%	0.969	1.011
1,500 - 1,999	93	0.935	0.987	5.5%	0.964	1.010
2,000 - 2,499	28	0.924	0.950	2.8%	0.902	0.998
2,500 - 3,499	4	0.890	0.933	4.9%	0.647	1.219

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

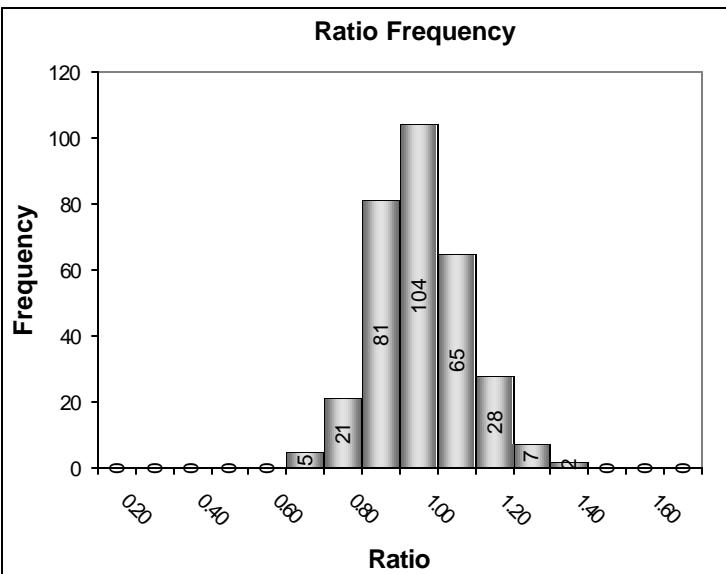
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	295	0.939	0.986	4.9%	0.972	0.999
Y	18	0.955	0.957	0.2%	0.902	1.012
Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	313	0.940	0.984	4.6%	0.971	0.997
Y	0					
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
8	192	0.923	0.980	6.2%	0.963	0.998
9	121	0.970	0.990	2.0%	0.971	1.009
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
1 - 2,999	32	0.933	0.981	5.2%	0.931	1.031
3,000 - 4,999	228	0.948	0.991	4.5%	0.977	1.006
5,000 - 6,999	50	0.923	0.962	4.2%	0.929	0.995
7,000 - 9,999	3	0.811	0.890	9.8%	0.280	1.500
Year Renovated>1979	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	301	0.935	0.984	5.2%	0.971	0.997
Y	12	1.042	0.979	-6.1%	0.911	1.047

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2002	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 9 - Wallingford	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	313		
Mean Assessed Value	356,800		
Mean Sales Price	379,400		
Standard Deviation AV	85,986		
Standard Deviation SP	102,601		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.953		
Median Ratio	0.949		
Weighted Mean Ratio	0.940		
UNIFORMITY			
Lowest ratio	0.620		
Highest ratio:	1.374		
Coefficient of Dispersion	10.04%		
Standard Deviation	0.121		
Coefficient of Variation	12.73%		
Price Related Differential (PRD)	1.013		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.958		
95% Confidence: Mean			
<i>Lower limit</i>	0.939		
<i>Upper limit</i>	0.966		
SAMPLE SIZE EVALUATION			
N (population size)	3011		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.121		
Recommended minimum:	24		
Actual sample size:	313		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	163		
# ratios above mean:	150		
<i>Z:</i>	0.735		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



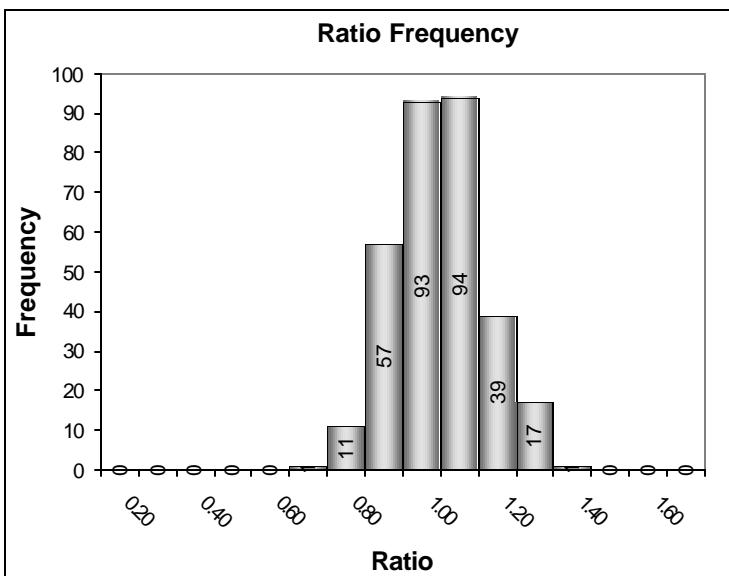
COMMENTS:

1 to 3 Unit Residences throughout area 9 .

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2003	Date of Report: 6/25/2003	Sales Dates: 1/2001 - 12/2002
Area 9 - Wallingford	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	313		
Mean Assessed Value	373,300		
Mean Sales Price	379,400		
Standard Deviation AV	84,485		
Standard Deviation SP	102,601		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.993		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.679		
Highest ratio:	1.301		
Coefficient of Dispersion	9.40%		
Standard Deviation	0.116		
Coefficient of Variation	11.65%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.977		
<i>Upper limit</i>	1.014		
95% Confidence: Mean			
<i>Lower limit</i>	0.986		
<i>Upper limit</i>	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	3011		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	313		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	161		
# ratios above mean:	152		
<i>Z:</i>	0.509		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 9 .

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
8	408330	0835	7/23/01	200,000	710	0	5	1919	3	4,800	N	N	4327 MERIDIAN AV N	
8	783480	0200	10/14/02	244,000	770	0	5	1908	4	4,000	N	N	4659 EASTERN AV N	
8	420690	1410	12/7/01	339,950	1,180	0	5	1907	4	4,000	N	N	4034 2ND AV NE	
8	420690	1335	7/2/01	273,800	790	520	6	1927	3	3,100	N	N	4009 LATONA AV NE	
8	313120	0839	8/7/01	259,500	890	0	6	1906	4	3,400	N	N	4214 THACKERAY PL NE	
8	313120	0005	1/12/02	300,000	920	480	6	1959	4	4,701	N	N	100 NE 42ND ST	
8	051000	3846	3/13/01	330,000	1,810	0	6	1920	3	3,420	N	N	4202 SUNNYSIDE AV N	
8	420690	1340	5/7/01	334,000	790	0	7	1925	4	3,100	N	N	4007 LATONA AV NE	
8	051000	1785	9/23/02	287,000	820	0	7	1941	3	4,275	N	N	4415 EASTERN AV N	
8	313120	0760	3/1/01	278,000	840	0	7	1921	3	3,366	N	N	4223 THACKERAY PL NE	
8	881840	0490	10/24/01	358,500	840	0	7	1921	4	4,080	N	N	4747 THACKERAY PL NE	
8	917860	0540	10/5/01	298,000	850	0	7	1925	3	3,200	N	N	2202 N 40TH ST	
8	783480	0065	8/29/01	293,000	850	0	7	1915	4	2,947	N	N	4659 1ST AV NE	
8	313120	1815	7/22/02	225,000	890	0	7	1926	3	3,653	1	N	4311 5TH AV NE	
8	051000	1245	8/29/02	300,000	900	0	7	1918	3	4,560	N	N	4529 EASTERN AV N	
8	783480	0069	10/23/01	330,000	900	550	7	1985	3	2,947	N	N	4658 EASTERN AV N	
8	783480	0040	9/30/02	285,500	910	0	7	1909	4	2,940	N	N	4673 1ST AV NE	
8	408330	2010	10/29/01	349,000	920	0	7	1916	3	3,600	N	N	4018 BURKE AV N	
8	313120	1340	10/7/02	280,000	940	0	7	1923	3	4,200	N	N	308 NE 43RD ST	
8	408330	1470	1/23/01	382,000	940	0	7	1919	4	4,560	N	N	4123 WOODLAWN AV N	
8	408380	2370	3/14/01	320,000	950	0	7	1914	3	3,300	N	N	1811 N 47TH ST	
8	881840	0655	5/7/02	340,000	950	100	7	1908	4	4,168	N	N	4723 2ND AV NE	
8	445230	0205	10/1/02	285,000	960	0	7	1908	4	3,200	N	N	1510 N 40TH ST	
8	251350	0015	3/11/02	280,000	960	0	7	1908	2	4,000	N	N	4227 INTERLAKE AV N	
8	881840	0560	5/23/02	375,000	960	0	7	1911	4	4,080	N	N	4722 2ND AV NE	
8	445230	0130	1/20/01	459,200	970	900	7	1916	5	3,207	N	N	4010 INTERLAKE AV N	
8	313120	0215	8/15/01	325,000	970	480	7	1909	4	5,100	N	N	4331 2ND AV NE	
8	408380	1655	3/14/02	289,000	990	0	7	1924	3	3,250	N	N	1814 N 47TH ST	
8	251350	0010	10/4/02	365,000	990	0	7	1911	4	4,000	N	N	4233 INTERLAKE AV N	
8	881840	0500	6/19/02	310,000	990	0	7	1909	2	4,080	N	N	4755 THACKERAY PL NE	

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	313120	0105	8/13/02	380,000	1,010	0	7	1922	3	5,100	N	N	4217 2ND AV NE
8	783480	0110	4/24/01	298,000	1,030	0	7	1911	5	2,956	N	N	4645 1ST AV NE
8	408330	1160	10/22/02	385,000	1,040	0	7	1916	4	3,876	N	N	4216 WALLINGFORD AV N
8	881840	0270	3/20/02	299,000	1,040	0	7	1911	4	4,080	N	N	4516 2ND AV NE
8	408380	0965	3/23/01	329,000	1,050	0	7	1914	3	4,083	N	N	1817 N 49TH ST
8	408380	1095	3/19/02	259,950	1,050	0	7	1916	3	4,350	N	N	1925 N 49TH ST
8	251350	0080	1/18/02	302,000	1,050	290	7	1906	4	4,000	N	N	4234 INTERLAKE AV N
8	408330	0510	8/20/01	359,900	1,050	340	7	1924	4	4,240	N	N	4312 WOODLAWN AV N
8	881840	0335	2/13/02	329,950	1,050	0	7	1906	4	4,333	N	N	4546 THACKERAY PL NE
8	051000	2855	12/6/01	345,000	1,060	0	7	1922	4	4,180	N	N	4315 CORLISS AV N
8	051000	2830	2/20/02	321,000	1,060	0	7	1922	3	4,560	N	N	4323 CORLISS AV N
8	051000	0980	6/14/02	254,000	1,060	0	7	1901	3	4,560	N	N	4508 BAGLEY AV N
8	408380	1785	8/30/01	331,000	1,070	0	7	1924	4	5,000	N	N	1716 N 47TH ST
8	408380	1480	2/28/01	415,000	1,070	0	7	1923	4	4,000	N	N	1823 N 48TH ST
8	881840	0260	9/20/01	349,900	1,070	0	7	1917	3	4,080	N	N	4524 2ND AV NE
8	881840	0700	11/20/01	407,000	1,070	380	7	1920	4	4,195	N	N	4751 2ND AV NE
8	313120	0075	12/7/02	323,000	1,080	110	7	1925	4	3,213	N	N	4235 2ND AV NE
8	313120	1050	12/19/01	319,950	1,080	0	7	1903	4	3,400	N	N	4331 LATONA AV NE
8	408380	0290	7/6/01	360,000	1,090	1,090	7	1922	4	3,333	N	N	1812 N 49TH ST
8	445230	0190	9/10/01	227,000	1,110	0	7	1911	2	4,520	N	N	4010 ASHWORTH AV N
8	420690	1535	12/24/01	363,000	1,110	1,080	7	1905	3	4,000	N	N	4013 2ND AV NE
8	226500	0045	3/27/01	332,000	1,110	0	7	1924	4	4,000	N	N	4126 ASHWORTH AV N
8	881840	0165	5/28/02	300,000	1,120	140	7	1911	3	4,080	N	N	4529 THACKERAY PL NE
8	408330	2175	7/19/01	269,000	1,130	140	7	1921	3	4,275	N	N	4027 DENSMORE AV N
8	917860	0360	10/9/02	385,000	1,130	0	7	1912	3	3,990	N	N	4115 BAGLEY AV N
8	917860	0360	5/10/01	359,500	1,130	0	7	1912	3	3,990	N	N	4115 BAGLEY AV N
8	408330	0855	2/28/02	315,000	1,130	0	7	1923	3	4,480	N	N	4315 MERIDIAN AV N
8	313120	1175	9/11/02	334,950	1,130	0	7	1906	3	5,100	N	N	4419 LATONA AV NE
8	782120	0820	10/21/02	280,000	1,140	0	7	1940	3	5,500	N	N	1317 N 44TH ST
8	420690	0975	3/22/01	350,000	1,150	1,150	7	1980	3	4,000	N	N	4042 5TH AV NE
8	917860	1000	3/13/02	410,000	1,160	0	7	1927	4	5,400	N	N	2314 N 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	881840	0240	10/22/02	343,000	1,160	0	7	1916	4	4,080	N	N	4540 2ND AV NE
8	420690	1580	4/30/01	449,950	1,170	0	7	1911	4	4,000	N	N	4010 1ST AV NE
8	420690	1495	9/5/02	329,950	1,170	170	7	1937	3	4,000	N	N	4045 2ND AV NE
8	408380	0215	10/9/01	260,950	1,180	0	7	1951	3	3,750	N	N	1815 N 50TH ST
8	420690	1420	12/4/02	335,000	1,200	0	7	1941	3	4,000	N	N	4040 2ND AV NE
8	313120	1645	7/25/01	241,000	1,200	680	7	1952	2	6,642	N	N	4219 5TH AV NE
8	313120	0530	7/16/02	436,000	1,210	0	7	1918	4	4,590	N	N	4308 2ND AV NE
8	051000	3230	9/25/02	455,000	1,220	0	7	1910	3	2,200	N	N	2305 N 44TH ST
8	408330	2345	3/28/01	390,000	1,230	310	7	1916	4	4,560	N	N	4023 WOODLAWN AV N
8	408330	0620	8/27/02	409,950	1,230	180	7	1925	3	4,240	N	N	4302 DENSMORE AV N
8	881840	0325	12/2/02	389,900	1,230	0	7	1923	3	4,350	N	N	4536 THACKERAY PL NE
8	408380	0060	3/21/01	275,000	1,230	0	7	1913	4	2,500	N	N	4914 BURKE AV N
8	445230	0165	3/20/02	380,000	1,240	220	7	1918	3	3,028	N	N	4011 ASHWORTH AV N
8	408380	2565	6/26/02	398,000	1,250	0	7	1922	4	4,000	N	N	1901 N 47TH ST
8	408330	2335	10/28/02	456,000	1,250	290	7	1908	4	6,320	N	N	4035 WOODLAWN AV N
8	408330	0530	10/6/02	345,000	1,250	0	7	1924	3	4,240	N	N	4326 WOODLAWN AV N
8	313120	1495	7/29/02	421,000	1,260	0	7	1900	4	5,100	N	N	4222 LATONA AV NE
8	783480	0130	6/1/01	397,000	1,280	0	7	1912	5	2,960	N	N	4636 EASTERN AV N
8	420690	0990	2/21/02	240,000	1,290	0	7	1902	2	4,000	N	N	4030 5TH AV NE
8	420690	1100	12/21/01	365,000	1,330	420	7	1918	4	4,000	N	N	4059 4TH AV NE
8	226500	0190	6/16/01	333,000	1,340	450	7	1923	3	4,000	N	N	4125 ASHWORTH AV N
8	226500	0125	5/24/02	300,000	1,350	0	7	1916	3	4,000	N	N	4029 ASHWORTH AV N
8	051000	3980	6/28/01	298,900	1,350	0	7	1918	3	3,990	N	N	4225 SUNNYSIDE AV N
8	313120	1045	10/11/02	435,000	1,350	0	7	1902	4	5,100	N	N	4335 LATONA AV NE
8	881840	0705	8/21/02	349,950	1,350	0	7	1919	4	4,198	N	N	4753 2ND AV NE
8	313120	1675	3/27/02	374,800	1,360	800	7	1950	3	6,089	N	N	4306 4TH AV NE
8	313120	0790	2/20/02	334,500	1,370	240	7	1919	4	3,500	N	N	212 NE 42ND ST
8	313120	0080	4/16/01	305,000	1,370	0	7	1925	4	3,774	N	N	4237 2ND AV NE
8	934140	0210	5/21/01	336,000	1,380	160	7	1911	3	3,000	N	N	4034 DENSMORE AV N
8	408380	1430	8/16/02	476,000	1,400	300	7	1918	3	3,750	N	N	1908 N 47TH ST
8	934140	0035	3/4/02	355,000	1,410	0	7	1913	3	3,608	N	N	4029 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	420690	1470	3/30/01	296,000	1,420	0	7	1901	4	4,000	N	N	4065 2ND AV NE
8	313120	0920	3/5/02	429,950	1,420	0	7	1930	4	5,100	N	N	4227 LATONA AV NE
8	408380	1525	3/22/01	268,000	1,420	580	7	1920	2	3,400	N	N	4718 WALLINGFORD AV N
8	686520	0056	9/20/01	370,300	1,420	0	7	1925	4	3,250	N	N	4903 WOODLAWN AV N
8	408330	0595	5/14/02	385,000	1,430	0	7	1924	3	4,240	N	N	4311 WALLINGFORD AV N
8	051000	2620	8/28/01	499,000	1,440	0	7	1924	5	5,700	N	N	4323 BAGLEY AV N
8	917860	1260	8/20/01	350,000	1,442	0	7	1917	3	3,800	N	N	4026 SUNNYSIDE AV N
8	051000	1560	5/10/02	339,950	1,460	0	7	1909	3	2,550	N	N	4514 EASTERN AV N
8	313120	1505	9/10/02	350,000	1,470	0	7	1910	2	5,202	N	N	4232 LATONA AV NE
8	408330	0440	7/11/02	439,000	1,470	340	7	1922	3	4,240	N	N	4325 DENSMORE AV N
8	313120	1940	7/18/01	245,000	1,480	0	7	1909	3	2,535	N	N	412 NE 44TH ST
8	420690	0955	11/14/02	293,500	1,500	0	7	1998	3	4,000	N	N	4058 5TH AV NE
8	408380	0415	9/30/02	329,922	1,510	320	7	1922	3	5,000	N	N	1703 N 50TH ST
8	051000	3090	9/24/02	420,000	1,510	470	7	1987	3	2,850	N	N	4313 SUNNYSIDE AV N
8	051000	3090	2/16/01	413,000	1,510	470	7	1987	3	2,850	N	N	4313 SUNNYSIDE AV N
8	881840	0065	12/31/02	325,000	1,520	0	7	1909	2	4,119	N	N	103 NE 46TH ST
8	881840	0575	7/22/02	352,500	1,520	0	7	1911	3	4,080	N	N	4710 2ND AV NE
8	408330	2370	1/7/02	420,000	1,530	330	7	1921	4	3,040	N	N	1518 N 40TH ST
8	420690	1245	3/23/01	390,000	1,530	570	7	1922	4	4,000	N	N	4062 LATONA AV NE
8	313120	1885	12/17/02	371,000	1,530	0	7	1919	3	5,535	N	N	4412 4TH AV NE
8	313120	0555	8/22/01	321,000	1,540	0	7	1907	4	5,100	N	N	4320 2ND AV NE
8	420690	1175	8/14/01	399,000	1,560	0	7	1900	2	6,475	1	N	4006 LATONA AV NE
8	881840	0470	2/11/02	351,500	1,560	0	7	1924	3	4,080	N	N	4731 THACKERAY PL NE
8	251350	0060	3/15/01	399,950	1,570	0	7	1906	4	4,000	N	N	4229 ASHWORTH AV N
8	051000	3590	2/22/02	514,000	1,570	0	7	1912	3	3,461	N	N	4232 EASTERN AV N
8	881890	0305	8/3/01	350,000	1,570	0	7	1910	3	4,077	N	N	4744 4TH AV NE
8	408380	1436	3/14/01	320,000	1,580	0	7	1901	4	3,750	N	N	1912 N 47TH ST
8	051000	3020	7/17/01	365,000	1,590	0	7	1925	3	4,070	N	N	4332 BAGLEY AV N
8	445230	0035	7/18/02	359,000	1,600	300	7	1917	4	3,280	N	N	1318 N LUCAS PL
8	313120	1665	3/15/02	242,000	1,610	0	7	1901	2	5,535	N	N	414 NE 42ND ST
8	881840	0340	11/26/01	359,500	1,610	0	7	1922	3	4,325	N	N	4550 THACKERAY PL NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	051000	4140	10/14/02	375,000	1,640	0	7	1922	3	4,560	N	N	4232 CORLISS AV N
8	051000	3395	10/16/02	575,000	1,640	840	7	1905	5	5,700	N	N	4320 SUNNYSIDE AV N
8	869030	0025	5/6/02	365,000	1,660	0	7	1917	3	4,876	N	N	1318 N 42ND ST
8	313120	0495	3/15/02	325,000	1,680	0	7	1919	4	4,080	N	N	4417 THACKERAY PL NE
8	783480	0215	10/1/02	524,950	1,690	0	7	1913	4	4,000	N	N	4647 EASTERN AV N
8	408330	1125	2/11/02	390,000	1,710	0	7	1914	5	2,960	N	N	4206 WALLINGFORD AV N
8	917860	0290	8/26/02	381,000	1,720	0	7	1922	3	4,560	N	N	4116 MERIDIAN AV N
8	313120	0135	5/28/02	435,000	1,730	0	7	1918	4	3,200	N	N	102 NE 43RD ST
8	313120	1580	4/25/01	340,000	1,730	0	7	1951	3	5,535	N	N	4214 4TH AV NE
8	051000	3450	3/20/02	383,000	1,740	0	7	1916	3	3,644	N	N	4332 EASTERN AV N
8	313120	0440	6/27/01	469,000	1,740	0	7	1908	3	5,100	N	N	4412 2ND AV NE
8	881890	0060	3/18/02	481,000	1,750	0	7	1912	4	4,080	N	N	4747 LATONA AV NE
8	226500	0420	3/27/01	525,000	1,760	0	7	1906	5	3,303	N	N	4133 INTERLAKE AV N
8	881840	0075	6/12/02	345,000	1,760	0	7	1914	3	4,111	N	N	4528 1ST AV NE
8	313120	1290	2/6/01	295,000	1,800	0	7	1910	3	3,672	N	N	4421 4TH AV NE
8	881840	0635	4/10/02	435,000	1,800	0	7	1907	4	4,152	N	N	4707 2ND AV NE
8	917860	1580	3/5/01	405,000	1,810	600	7	1916	3	8,376	N	N	4030 EASTERN AV N
8	917860	1575	4/12/01	450,000	1,840	0	7	1900	4	6,285	N	N	4026 EASTERN AV N
8	881890	0030	12/12/01	425,000	1,870	0	7	1901	4	4,080	N	N	4721 LATONA AV NE
8	408330	0995	8/20/01	345,000	1,880	0	7	1923	2	4,800	N	N	4211 MERIDIAN AV N
8	313120	1500	12/13/01	325,000	1,900	0	7	1906	3	5,202	N	N	4228 LATONA AV NE
8	051000	3535	10/17/02	435,000	1,900	0	7	1924	3	3,200	N	N	4314 EASTERN AV N
8	408330	0430	7/30/01	419,000	1,900	530	7	1922	4	4,240	N	N	4333 DENSMORE AV N
8	051000	2865	4/19/01	447,500	1,960	0	7	1924	4	4,750	N	N	4311 CORLISS AV N
8	408330	1065	4/22/02	470,000	1,980	0	7	1907	3	4,560	N	N	1809 N 43RD ST
8	881840	0345	6/12/01	414,500	2,000	960	7	1909	3	4,317	N	N	4554 THACKERAY PL NE
8	917860	1090	7/16/01	450,000	2,020	0	7	1909	3	5,700	N	N	4103 SUNNYSIDE AV N
8	251350	0055	5/21/02	489,000	2,240	0	7	1906	4	4,000	N	N	4233 ASHWORTH AV N
8	783480	0105	8/28/01	367,500	980	600	8	2000	3	4,065	N	N	4642 EASTERN AV N
8	881840	0680	7/11/01	480,000	1,360	0	8	1911	5	4,291	N	N	4741 2ND AV NE
8	881840	0645	12/11/01	434,000	1,420	0	8	1916	4	4,160	N	N	4715 2ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	783480	0160	11/21/02	400,000	1,450	0	8	1906	2	3,670	N	N	4624 EASTERN AV N
8	783480	0160	6/25/01	352,000	1,450	0	8	1906	2	3,670	N	N	4624 EASTERN AV N
8	051000	4455	6/6/02	500,000	1,460	0	8	1916	4	5,700	N	N	4217 BAGLEY AV N
8	420690	1265	10/11/01	349,000	1,480	0	8	1930	3	4,000	N	N	4065 LATONA AV NE
8	917860	0595	2/26/01	655,000	1,560	0	8	1907	4	4,560	N	N	4034 BAGLEY AV N
8	881890	0290	10/10/01	415,000	1,580	400	8	1928	4	4,080	N	N	4732 4TH AV NE
8	408330	1909	7/9/01	500,000	1,620	0	8	1912	3	6,235	N	N	4023 MERIDIAN AV N
8	917860	1275	9/21/01	429,230	1,646	320	8	1917	4	3,800	N	N	2403 N 41ST ST
8	051000	2015	4/12/02	540,000	1,650	0	8	1924	5	3,025	N	N	2318 N 44TH ST
8	051000	1970	1/11/01	575,000	1,660	380	8	1910	4	4,275	N	N	4417 SUNNYSIDE AV N
8	226500	0020	3/30/02	454,000	1,680	0	8	1927	4	4,000	N	N	4210 ASHWORTH AV N
8	408330	1150	7/26/01	431,000	1,690	0	8	1914	4	3,876	N	N	4212 WALLINGFORD AV N
8	881840	0540	2/23/01	530,000	1,690	0	8	1910	4	4,080	N	N	4738 2ND AV NE
8	051000	3335	1/17/01	480,000	1,696	0	8	1921	3	3,705	N	N	2412 N 43RD ST
8	881890	0220	2/26/02	385,000	1,700	360	8	1928	3	3,570	N	N	4715 4TH AV NE
8	189000	0200	3/12/01	419,950	1,710	400	8	1915	3	4,080	N	N	4547 4TH AV NE
8	189000	0275	7/1/02	424,950	1,740	0	8	1916	4	3,570	N	N	4514 LATONA AV NE
8	408330	1815	12/19/01	550,000	1,770	0	8	1926	5	3,780	1	N	1902 N 41ST ST
8	408330	0670	6/28/01	425,000	1,780	430	8	1924	3	4,000	N	N	1709 N 44TH ST
8	881890	0280	12/12/02	399,950	1,960	0	8	1911	4	4,080	N	N	4724 4TH AV NE
8	917860	1310	3/27/01	499,000	2,060	0	8	1928	4	5,700	N	N	2418 N 40TH ST
8	917860	0585	4/4/01	656,000	2,150	900	8	1907	5	4,560	N	N	4028 BAGLEY AV N
8	051000	3515	12/5/01	500,000	2,156	0	8	1924	4	3,600	N	N	4316 EASTERN AV N
8	408380	1445	4/3/01	750,000	2,200	1,080	8	2000	3	3,750	N	N	1914 N 47TH ST
8	313120	0428	2/8/02	415,000	2,220	0	8	1991	3	3,528	N	N	202 NE 44TH ST
8	881840	0365	9/21/01	545,000	2,240	0	8	1911	4	4,080	N	N	4710 THACKERAY PL NE
8	051000	3310	6/29/01	420,000	2,300	0	8	1904	3	7,980	N	N	4315 EASTERN AV N
8	189000	0080	7/15/02	595,000	2,340	0	8	1923	4	4,000	N	N	4558 4TH AV NE
8	881890	0045	6/8/01	665,000	2,350	880	8	2001	3	4,080	N	N	4739 LATONA AV NE
8	189000	0325	8/25/01	499,000	2,380	0	8	1909	4	3,796	N	N	4531 LATONA AV NE
8	881840	0385	2/26/02	570,000	2,430	0	8	1993	3	4,080	N	N	4726 THACKERAY PL NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	408330	1500	12/11/01	543,000	2,470	0	8	1921	3	6,840	N	N	4101 WOODLAWN AV N
8	881840	0450	3/26/01	665,000	1,840	800	9	2000	3	4,080	N	N	4715 THACKERAY PL NE
8	881890	0050	2/23/01	660,000	2,110	800	9	2001	3	4,080	N	N	4735 LATONA AV NE
8	881890	0025	4/24/01	725,000	2,160	400	9	2000	3	4,080	N	N	4719 LATONA AV NE
8	408330	0895	4/25/01	626,000	2,240	0	9	2001	3	4,925	N	N	4310 BURKE AV N
8	408330	1485	3/26/02	660,000	2,680	780	9	2002	3	4,560	N	N	4115 WOODLAWN AV N
8	917860	0505	2/6/02	1,070,000	3,350	1,000	9	1900	4	9,280	1	N	2218 N 41ST ST
9	397540	0361	5/14/01	175,000	400	0	5	1922	3	3,000	N	N	3922 MIDVALE AV N
9	392540	0075	7/12/02	210,000	460	0	5	1928	3	3,232	N	N	1407 N 40TH ST
9	917860	0700	4/19/01	315,000	1,160	0	6	1912	4	5,700	N	N	3932 BAGLEY AV N
9	226450	0410	4/17/02	260,000	1,210	0	6	1900	3	4,620	N	N	3518 ASHWORTH AV N
9	569450	0015	5/7/02	367,000	1,360	0	6	1906	4	3,750	N	N	4223 WOODLAND PARK AV N
9	408330	3645	12/16/02	320,000	1,500	0	6	1905	3	2,400	N	N	1812 N 38TH ST
9	917860	1700	6/10/02	287,000	580	0	7	1924	3	1,817	N	N	2109 N 39TH ST
9	226450	0230	7/25/02	260,000	780	0	7	1923	2	4,064	N	N	3618 ASHWORTH AV N
9	408330	5040	4/9/02	270,000	800	0	7	1946	3	5,700	1	N	3633 CORLISS AV N
9	917860	0725	12/12/02	295,000	810	0	7	1948	3	4,560	N	N	3925 CORLISS AV N
9	408330	5060	4/24/02	275,000	840	0	7	1951	3	4,560	1	N	3619 CORLISS AV N
9	917860	0720	2/5/01	262,950	860	0	7	1910	3	3,420	N	N	3931 CORLISS AV N
9	917860	0720	1/16/01	235,000	860	0	7	1910	3	3,420	N	N	3931 CORLISS AV N
9	408330	6490	3/14/02	287,000	880	0	7	1925	3	3,600	N	N	1908 N 35TH ST
9	408330	6259	1/8/01	244,950	880	0	7	1953	3	4,480	N	N	3512 DENSMORE AV N
9	408330	4655	12/17/02	293,000	890	0	7	1909	4	3,420	N	N	3728 BAGLEY AV N
9	952110	1230	8/7/01	276,000	890	0	7	1916	3	3,250	N	N	4813 WHITMAN AV N
9	226450	0710	8/2/02	380,000	900	900	7	1900	5	2,566	N	N	3511 ASHWORTH AV N
9	408330	4665	9/19/01	275,500	930	0	7	1909	3	3,060	N	N	2209 N 38TH ST
9	408330	5180	3/5/02	387,000	940	470	7	1916	3	4,104	1	N	3625 BAGLEY AV N
9	408330	2765	10/21/02	290,000	960	0	7	1920	3	2,800	N	N	1910 N 39TH ST
9	408330	5010	4/19/02	363,500	960	140	7	1905	3	4,360	1	N	3634 CORLISS AV N
9	408330	4495	2/22/02	320,000	960	0	7	1917	4	4,560	N	N	3715 BAGLEY AV N
9	686520	0345	11/5/01	292,000	960	0	7	1918	4	3,450	N	N	4803 STONE WY N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	5050	4/24/02	433,500	970	0	7	1927	3	4,533	1	N	3623 CORLISS AV N
9	408330	5050	4/6/01	334,000	970	0	7	1927	3	4,533	1	N	3623 CORLISS AV N
9	049550	0360	2/22/01	329,000	970	0	7	1911	4	3,420	N	N	3830 WOODLAWN AV N
9	229390	0095	5/12/01	270,000	970	220	7	1901	3	4,000	N	N	4133 MIDVALE AV N
9	049550	0010	12/18/01	235,000	1,000	0	7	1914	3	2,600	N	N	1515 N 40TH ST
9	408330	2620	5/17/01	350,000	1,000	0	7	1921	5	3,600	N	N	1808 N 39TH ST
9	782120	0560	7/31/01	300,000	1,030	0	7	1916	3	3,700	N	N	1208 N 44TH ST
9	782120	0490	4/2/02	280,000	1,040	0	7	1921	3	3,850	N	N	1215 N ALLEN PL
9	408330	5525	8/21/01	320,000	1,040	0	7	1921	3	4,560	N	N	3619 BURKE AV N
9	686520	0227	12/20/01	344,950	1,050	500	7	1939	4	4,106	N	N	1102 N 48TH ST
9	408330	6000	10/29/02	360,000	1,050	880	7	1926	4	2,960	N	N	1555 N 36TH ST
9	049550	0310	7/9/02	358,000	1,050	130	7	1909	3	2,280	N	N	1617 N 39TH ST
9	686520	0596	5/22/01	344,500	1,050	580	7	1922	4	3,515	N	N	4707 STONE AV N
9	049550	0160	9/19/01	340,000	1,060	0	7	1922	3	4,560	N	N	3925 DENSMORE AV N
9	007200	0025	2/11/02	316,000	1,060	0	7	1920	4	4,109	N	N	4103 MIDVALE AV N
9	782120	0925	12/6/01	209,000	1,060	0	7	1921	3	2,468	N	N	4314 MIDVALE AV N
9	408330	5210	11/28/01	334,500	1,070	590	7	1916	4	3,420	N	N	3609 BAGLEY AV N
9	229390	0150	10/7/02	315,000	1,080	530	7	1918	3	4,000	N	N	4128 MIDVALE AV N
9	408330	2820	12/10/02	315,000	1,100	0	7	1924	3	3,120	N	N	1909 N 40TH ST
9	917860	0825	4/29/02	280,000	1,100	0	7	1911	3	5,700	N	N	3934 CORLISS AV N
9	193130	0035	9/12/01	299,000	1,100	0	7	1904	4	5,440	N	N	4111 WOODLAND PARK AV N
9	049550	0265	9/20/01	330,000	1,130	0	7	1918	3	5,130	N	N	3922 WOODLAWN AV N
9	408330	6145	4/4/01	349,950	1,140	0	7	1925	3	3,990	N	N	3510 WOODLAWN AV N
9	007200	0040	10/2/01	374,000	1,140	0	7	1924	3	4,109	N	N	4115 MIDVALE AV N
9	408330	6465	8/1/01	367,500	1,150	0	7	1909	4	6,000	N	N	3519 MERIDIAN AV N
9	182504	9100	5/29/02	335,000	1,160	0	7	1916	4	1,944	N	N	4210 MIDVALE AV N
9	952110	1455	7/1/02	324,950	1,170	0	7	1916	3	3,864	N	N	1022 N 48TH ST
9	049550	0185	2/5/02	299,950	1,190	640	7	1920	3	3,420	N	N	3913 DENSMORE AV N
9	226450	0285	1/8/01	315,000	1,200	0	7	1928	4	3,188	N	N	3644 ASHWORTH AV N
9	686520	0585	8/14/01	427,500	1,220	0	7	1925	4	4,000	N	N	1216 N 47TH ST
9	408330	4623	2/20/01	305,000	1,220	670	7	1952	5	3,200	N	N	3702 BAGLEY AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	944530	0095	5/23/02	392,000	1,220	250	7	1927	4	3,905	N	N	3916 INTERLAKE AV N
9	226450	0895	2/9/01	299,900	1,264	0	7	1900	4	4,400	N	N	3613 ASHWORTH AV N
9	944530	0030	4/5/01	339,000	1,300	0	7	1926	3	3,191	N	N	1316 N 39TH ST
9	226450	0700	7/25/01	306,000	1,300	0	7	1911	4	4,400	N	N	3519 ASHWORTH AV N
9	392540	0165	2/11/02	315,000	1,320	0	7	1930	3	3,454	N	N	1512 N DOROTHY PL
9	408330	6515	5/23/02	399,950	1,360	0	7	1916	3	4,800	N	N	3520 BURKE AV N
9	408330	4925	8/30/01	545,000	1,370	800	7	1925	5	4,320	1	N	2409 N 38TH ST
9	408330	5910	3/16/01	390,000	1,370	620	7	1919	4	4,560	N	N	3642 WOODLAWN AV N
9	408330	3390	10/21/02	354,000	1,370	0	7	1987	3	4,560	N	N	3806 MERIDIAN AV N
9	917860	0845	8/28/01	375,000	1,390	0	7	1927	3	2,805	N	N	2315 N 40TH ST
9	408330	6070	12/7/01	430,000	1,400	0	7	1928	5	3,420	N	N	3531 DENSMORE AV N
9	193130	0165	3/16/01	367,000	1,400	0	7	1922	5	4,800	N	N	4015 WOODLAND PARK AV N
9	408330	4421	7/18/02	364,500	1,430	0	7	1983	3	5,159	N	N	3714 BURKE AV N
9	408330	6525	1/25/02	385,000	1,440	100	7	1919	4	4,800	N	N	3528 BURKE AV N
9	917860	0741	4/19/02	286,500	1,440	0	7	1909	3	5,472	N	N	3917 CORLISS AV N
9	408330	4855	9/11/01	450,000	1,460	0	7	1925	4	4,160	1	N	3735 EASTERN AV N
9	917860	1315	6/15/01	286,000	1,460	1,060	7	1950	3	5,300	N	N	3900 SUNNYSIDE AV N
9	952110	1340	12/5/01	408,500	1,460	0	7	1916	4	5,000	N	N	911 N 47TH ST
9	952110	1660	5/21/01	285,000	1,500	0	7	1926	4	5,000	N	N	1017 N 46TH ST
9	408330	3740	10/4/02	383,000	1,500	600	7	1925	3	4,240	1	N	3817 WALLINGFORD AV N
9	392540	0155	9/12/01	382,000	1,500	0	7	1925	4	3,656	N	N	3930 ASHWORTH AV N
9	392540	0015	8/1/02	308,000	1,520	400	7	1926	3	3,579	N	N	1315 N 40TH ST
9	226450	1008	8/5/02	295,000	1,550	0	7	2001	3	1,602	N	N	3813 A INTERLAKE AV N
9	226450	1007	8/13/02	300,000	1,550	0	7	2001	3	1,339	N	N	3813 B INTERLAKE AV N
9	408330	5500	10/4/02	359,000	1,600	0	7	1906	3	4,560	N	N	3635 BURKE AV N
9	408330	3420	8/28/01	365,000	1,600	670	7	1906	3	5,563	N	N	3828 MERIDIAN AV N
9	397540	0260	6/12/02	396,000	1,610	0	7	1922	3	3,840	N	N	3936 WOODLAND PARK AV N
9	226450	0995	1/5/01	331,500	1,620	0	7	1902	5	4,510	N	N	3670 INTERLAKE AV N
9	408330	3901	10/17/01	288,500	1,620	0	7	1906	4	3,420	N	N	3810 WOODLAWN AV N
9	408330	4423	5/23/01	390,000	1,630	0	7	1983	3	5,161	N	N	3722 BURKE AV N
9	226450	0385	3/8/01	351,000	1,640	700	7	1921	4	4,055	1	N	1506 N 35TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	193130	0155	10/24/01	418,000	1,640	0	7	1922	5	4,800	N	N	4023 WOODLAND PARK AV N
9	408330	3415	7/10/02	375,000	1,660	960	7	1913	3	4,560	N	N	3826 MERIDIAN AV N
9	392540	0095	9/18/01	371,500	1,680	0	7	1926	3	3,572	N	N	3932 INTERLAKE AV N
9	686520	0687	9/6/02	370,000	1,710	0	7	1906	3	5,000	N	N	1208 N 46TH ST
9	408330	2840	3/16/01	420,000	1,720	0	7	1925	4	3,402	N	N	3938 BURKE AV N
9	226450	1006	7/25/02	310,000	1,780	0	7	2001	3	1,511	N	N	3811 B INTERLAKE AV N
9	226450	1005	8/1/02	330,000	1,800	0	7	2001	3	1,507	N	N	3811 A INTERLAKE AV N
9	917860	0800	9/20/01	520,000	1,890	0	7	1912	5	5,700	N	N	3912 CORLISS AV N
9	686520	0205	11/15/02	385,000	1,924	0	7	1919	3	4,750	N	N	1110 N 49TH ST
9	193130	0210	3/10/01	390,000	1,940	250	7	1918	4	4,800	N	N	4022 WHITMAN AV N
9	408330	4275	10/22/01	525,000	2,060	0	7	1906	4	5,700	N	N	3711 BURKE AV N
9	049550	0140	5/15/01	499,900	2,060	0	7	1916	5	4,560	N	N	3935 DENSMORE AV N
9	408330	5260	5/10/02	465,500	2,080	0	7	1975	3	4,560	N	N	3610 MERIDIAN AV N
9	408330	2440	12/6/01	360,000	2,220	0	7	1925	3	4,560	N	N	3917 WALLINGFORD AV N
9	408330	4880	8/7/01	422,000	830	540	8	1946	5	6,840	1	N	3721 EASTERN AV N
9	408330	4765	5/1/02	450,000	1,020	0	8	1984	3	3,420	1	N	3703 SUNNYSIDE AV N
9	803270	0018	1/18/02	370,000	1,300	380	8	2001	3	1,650	N	N	3818 B ASHWORTH AV N
9	803270	0016	8/28/01	389,950	1,300	310	8	2001	3	1,793	N	N	3822 A ASHWORTH AV N
9	803270	0017	11/20/01	390,000	1,310	380	8	2001	3	1,650	N	N	3818 A ASHWORTH AV N
9	803270	0015	11/26/01	386,950	1,310	310	8	2001	3	1,507	N	N	3822 B ASHWORTH AV N
9	193130	0265	8/10/01	340,000	1,430	400	8	1954	3	4,800	N	N	3929 WOODLAND PARK AV N
9	408330	4415	6/17/02	477,000	1,620	0	8	1902	5	3,600	N	N	3706 BURKE AV N
9	408330	3155	6/7/02	440,000	1,650	0	8	1907	3	4,560	N	N	3822 CORLISS AV N
9	408330	3700	7/5/01	451,600	1,720	0	8	1927	5	4,240	N	N	3835 WALLINGFORD AV N
9	803270	0011	9/10/01	380,000	1,730	0	8	1996	3	3,000	N	N	3812 ASHWORTH AV N
9	226450	0335	4/2/02	358,000	1,890	0	8	1961	3	4,800	N	N	1513 N 36TH ST
9	408330	6090	10/17/02	465,000	1,980	0	8	1916	5	4,560	N	N	3509 DENSMORE AV N
9	408330	3360	2/16/02	529,000	2,030	0	8	1993	3	3,200	1	N	2112 N 38TH ST
9	408330	4240	12/19/02	480,000	2,080	1,020	8	1984	3	5,040	N	N	3733 BURKE AV N
9	408330	6260	5/21/01	360,000	2,130	700	8	1911	4	6,350	N	N	3520 DENSMORE AV N
9	803270	0140	2/12/01	399,500	2,140	780	8	1992	3	2,808	N	N	1313 N 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	917860	1665	4/12/01	585,000	2,240	710	8	2001	3	2,930	N	N	2313 N 39TH ST
9	408330	2925	1/22/02	570,000	3,480	0	8	1971	3	6,840	1	N	3813 EASTERN AV N
9	917860	1385	12/12/01	650,000	2,350	1,200	9	2002	3	5,830	N	N	3939 EASTERN AV N
9	408330	4400	10/22/02	609,000	2,730	0	9	1991	3	3,600	N	N	1916 N 37TH ST

Improved Sales Removed from this Annual Update Analysis

Area 9

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	0390	9/23/02	173,500	DOR Ratio
8	051000	0480	12/11/02	370,000	Unfinished area>0
8	051000	1070	4/16/01	309,000	Diagnostic Outlier
8	051000	1785	11/28/01	91,823	Related Party, friend, or neighbor
8	051000	2895	2/27/02	206,500	Diagnostic Outlier
8	051000	3020	7/25/02	569,000	Active permit before sale>25k
8	051000	3465	3/13/01	256,000	Obsolescence>0
8	051000	4262	11/23/01	423,000	Active permit before sale>25k
8	182504	9084	12/26/01	53,117	Quit Claim Deed
8	189000	0040	7/17/01	286,000	Diagnostic Outlier
8	313120	0485	4/24/02	460,000	Unfinished area>0
8	313120	0910	4/5/02	374,000	1031 Trade
8	313120	1445	5/10/01	89,649	Related Party, friend, or neighbor
8	313120	1895	10/4/02	60,877	Quit Claim Deed
8	408330	0700	11/1/02	520,000	Imp count>1
8	408330	1175	10/31/02	400,000	Relocation sale to service
8	408330	1485	2/14/01	220,000	DOR Ratio
8	408330	1525	7/30/02	28,777	Related Party, friend, or neighbor
8	408330	1650	10/16/01	170,000	DOR Ratio
8	408330	1980	4/12/02	125,580	Partial Interest
8	408330	2255	1/25/02	285,000	Diagnostic Outlier
8	408380	0570	3/21/02	80,725	Quit Claim Deed
8	408380	0570	11/11/02	265,000	Segregation or merger
8	408380	1095	12/24/02	382,500	Remodel before sale
8	420690	0990	2/13/02	240,000	Relocation sale to service
8	420690	1220	12/31/01	137,756	Related Party, friend, or neighbor
8	445230	0130	1/20/01	459,200	Relocation sale to service
8	445230	0140	3/8/02	95,155	DOR Ratio
8	686520	0775	10/18/01	370,000	Active permit before sale>25k
8	782120	0810	10/21/02	300,000	Imp count>1
8	881890	0150	10/30/02	312,000	Diagnostic Outlier
8	881890	0375	8/27/01	262,000	Diagnostic Outlier
8	917860	0495	11/7/02	223,800	Active permit before sale>25k
8	917860	0510	8/28/02	579,000	Diagnostic Outlier
8	917860	1090	7/29/02	800,000	Renovation prior to sale
8	917860	1620	1/2/01	215,000	Diagnostic Outlier
9	007200	0025	10/9/01	316,000	Relocation sale to service
9	035400	0080	4/4/02	218,000	Teardown sale
9	197220	1850	12/9/02	203,589	Statement to DOR
9	197220	2305	12/5/02	117,200	DOR Ratio
9	226450	0080	11/20/01	7,187	Quit Claim Deed
9	226450	0170	4/16/01	162,000	Diagnostic Outlier
9	226450	0970	8/13/01	110,979	Related Party, friend, or neighbor
9	226450	1005	4/18/01	330,000	Teardown sale
9	229390	0005	6/27/01	227,500	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis**Area 9****(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	230640	0040	3/16/01	160,000	Not enough sales-Poor condition
9	230640	0040	11/21/01	347,000	Active permit before sale>25k
9	386340	0035	3/13/02	252,000	Related Party, friend, or neighbor
9	408330	2695	7/22/02	131,870	DOR Ratio
9	408330	2915	3/13/02	274,000	Estate Sale
9	408330	3010	1/5/01	94,350	DOR Ratio
9	408330	3360	2/16/02	529,000	Relocation sale to service
9	408330	4960	1/29/02	5,000	Quit Claim Deed
9	408330	5400	5/1/02	192,700	Related Party, friend, or neighbor
9	408330	5405	6/6/02	532,500	Diagnostic Outlier
9	408330	5540	7/11/01	725,000	Diagnostic Outlier
9	408330	5735	10/14/02	210,000	Diagnostic Outlier
9	408330	6175	12/30/02	134,888	Partial Interest
9	408330	6175	11/19/01	137,548	Quit Claim Deed
9	569450	0085	3/28/01	74,126	Statement to DOR
9	569450	0200	8/15/02	535,000	Unfinished area>0
9	686520	0710	3/23/01	59,752	Related Party, friend, or neighbor
9	782120	0580	2/9/01	240,000	Diagnostic Outlier
9	803270	0120	12/6/02	337,475	Imp count>1
9	803270	0120	8/22/01	265,000	Imp count>1
9	803270	0150	4/23/01	77,500	Quit Claim Deed
9	917860	0775	2/26/01	232,000	Previous Imp AV<=10k
9	944530	0110	12/5/02	163,193	Related Party, friend, or neighbor
9	952110	1285	7/13/01	126,250	DOR Ratio
9	952110	1510	10/23/02	146,731	Statement to DOR
9	952110	1525	3/16/01	215,000	Not enough sales-Poor condition
9	952110	1525	7/11/02	350,000	Active permit before sale>25k

